



BOARD OF ADJUSTMENT/SIGN REVIEW BOARD

January 10, 2011

CITY COUNCIL CHAMBERS

301 WEST 2ND STREET

AUSTIN, TEXAS

___ Leane Heldenfels (chair)	___ Nora Salinas
___ Clarke Hammond (vice-chair)	___ Heidi Goebel
___ Jeff Jack	___ Melissa Hawthorne (Alternative)
___ Michael Von Ohlen	___ Cathy French (SRB only)
___ Bryan King	

AGENDA

CALL TO ORDER - 5:30 P.M.

A. APPROVAL OF MINUTES December 13, 2010

B. SIGN REVIEW PUBLIC HEARING

B-1 C16-2010-0008 Jim Bennett for Jane Bassett
8001 Mesa Drive

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-101 (G) (1) from one to two in order to erect a second freestanding sign for a Religious Assembly use in an "SF-3", Family Residence zoning district.

The applicant has requested a variance to increase the maximum allowable sign area requirement of Section 25-10-101 (G) (2) from 32 square feet to 64 square feet in order to erect a second freestanding sign for a Religious Assembly use in an "SF-3", Family Residence zoning district.

B-2 C16-2010-0009 Robert McDonald
900 East 30th Street

The applicant has requested a variance to increase the maximum number of directional signs requirement of Section 25-10-101 (C) (1) from 8 signs to 12 signs in a "PUD-NP", Planned Unit Development – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum height of directional signs requirement of Section 25-10-101 (C) (3) (a) from 4 feet above grade to a maximum of 10 feet 10 inches above grade for two signs and from 4 feet above grade to a maximum of 8 feet 7

inches above grade for seven signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum sign area of directional signs requirement of Section 25-10-101 (C) (2) from 12 square feet to 37 square feet for two signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

The applicant has requested a variance from the maximum number of freestanding signs requirement of Section 25-10-130 (B) from one freestanding sign to five freestanding signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

C. BOARD OF ADJUSTMENT POSTPONEMENTS

C-1 C15-2010-0123 Sarah Cheatham for Elvira Sandoval 2502 Webberville Road

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 16 off-street parking spaces to 7 off-street parking spaces in order to remodel to create a Food Sales use with Restaurant (Limited) in a “CS-CO-MU-NP”, Commercial Services – Conditional Overlay – Mixed Use – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

C-2 C15-2010-0126 Jim Bennett for Ken McWilliams 2514 Harris Blvd.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 0 feet along the south property line in order to maintain a porte-cochere and from 5 feet to 0 feet in order to maintain and erect a second story addition to an existing accessory structure for a single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a second story addition to an existing accessory structure for a single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain the existing impervious coverage on a lot for a single-family residence in an “SF-3”, Family Residence zoning district.

C-3 C15-2010-0138 James Sylvana for Keturah Havey 1504 Northridge Drive

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 9 feet in order to maintain a carport for a single-family

residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

**C-4 C15-2010-0140 Manuel Garcia
 4711 Red Bluff Road**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 feet 6 inches along the east property line in order to move a single family residence onto the lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**C-5 C15-2010-0141 David Cancialosi for Philip & Lauren Siegel
 1611 Watchhill Road**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 51% in order to maintain a single-family residence and guest house and existing impervious coverage in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.5 feet (at the closest point) in order to maintain a guest house in an “SF-3”, Family Residence zoning district.

**C-6 C15-2010-0142 Manny Duarte for Son Thai
 850 East Rundberg Lane**

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 2.2.3; Urban Roadways: Sidewalks and Building Placement; in order to maintain existing sidewalk due to existing utilities and existing grades in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 3.2.2; Glazing on Building Facades; from the north, east and south sides of the building in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 2.6.2 (A); Mechanical Screening; from the north, east and south sides of the building in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 3.2.3; Shade and Shelter; in order to build 4 foot wide canopy for new building and to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

D. BOARD OF ADJUSTMENT RECONSIDERATIONS

**D-1 C15-2010-0132 Mike Collins for Tamara Dozler
2102 East 13th Street**

The applicant has requested a variance to increase the maximum floor-to-area requirement of Subchapter F; Article 2: Development Standards; Subsection 2.1 from 0.4:1.0 to 0.59:1.0 in order to maintain structures and change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance from the duplex residential use common roof and common wall connection requirement of Section 25-2-773 (D) in order to maintain structures and change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that (1) the two dwelling units must have a common floor and ceiling or a common wall, which may be a common garage wall, that (a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and (b) maintains a straight line for a minimum of four foot intervals or segments and (2) must have a common roof.

**D-2 C15-2010-0133 Erin Haggerty & Collin DeLamar
6100 Amber Pass**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to maintain a solid fence for a single-family residence in an “SF-3”, Family Residence zoning district.

**D-3 C15-2010-0137 Shelby & Nicole Spradling
6008 Roxbury Lane**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from six feet to seven feet in order to maintain a solid fence along side property line in an “I-SF-2”, Interim – Single-Family Residence zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of six feet of a maximum height of seven feet.

**D-4 C15-2010-0144 Aubrey Carter for Lambeth Townsend
1408 Hartford Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

E. BOARD OF ADJUSTMENT PUBLIC HEARINGS

E-1 C15-2010-0146 Richard Suttle Jr. for La Familia Partnership, Ltd. 3000, 3004 Hemphill Park and 400, 402 West 30th Street

The applicant has requested a variance to increase the maximum impervious coverage requirement of Ordinance 040826-58; Part 9; (1) from 80% impervious coverage to 97% impervious coverage in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.2.3 (and 2.2.4.E and Section 25-2-1006) from sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffers to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.2.6 from entryway and shade requirements to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.3.2 from improvement to encourage pedestrian, bicycle, and vehicular connectivity to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.5 for exterior lighting to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.6 for screening of equipment and utilities to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 3.2 for pedestrian frontages to not apply in order to maintain the existing parking facility in an “LO-

NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 3.3 for options to improve building design to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts))

**E-2 C15-2010-0147 Antonio Vargas
6703 Canal Street**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet along the west property line in order to remodel and maintain a covered porch for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan)

**E-3 C15-2010-0148 Gay & David Clifton
2509 Jarratt Avenue**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 ½ feet in order to rebuild an existing carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

**E-4 C15-2010-0149 Matthew Franklin
5805 Duval Street**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to maintain a solid fence along the south and east property lines in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**E-5 C15-2010-0150 Elvira Escobar
2016 Jesse E Segovia Street**

The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) in order to remodel an existing accessory building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that a secondary apartment must be located at least 15 feet to the rear of the principal structure. (*Note: This variance was approved on 12-8-2008 under case # C15-2008-0145 but has since expired.*)

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 2 feet in order to maintain a carport/garage in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to maintain one carport/garage and from 5 feet to 1 foot in order to maintain another carport in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 47% in order to maintain a single-family residence, secondary apartment and accessory structures in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-6 C15-2010-0151 David Burnham for Kathryn Burnham
4909 Copperbend Blvd.**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Franklin Park Neighborhood Plan) *This case was previously approved on September 9, 1996 under case # C15-96-065, which has expired.*

**E-7 C15-2010-0152 Jimmy Odom for David Rogers
9118 Lantana Way**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8 feet in order to maintain an attached pergola for a single-family residence in an “SF-2”, Single Family Residence zoning district.

**E-8 C15-2010-0153 Jim Bennett for Matthew Butterfield
1501 Rainbow Bend**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 2 feet 3 inches in order to maintain a deck for a single-family residence in an “SF-3”, Family Residence zoning district.

**E-9 C15-2010-0154 Thelma Moreno
2401 Santa Maria**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet along the east property line in order to maintain a second story addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 9 ½ feet in order to maintain a two story addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the minimum building coverage requirement of Section 25-2-492 (D) from 40% to 44.5% in order to complete an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to extend a non-complying setback requirement of Section 25-2-963 (D) (2) from 10 feet in length to 16 feet in length in order to complete an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**E-10 C15-2010-0155 Joseph Calderoni
2500 East 10th Street**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20 feet in order to maintain an addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1.5 feet in order to maintain an addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

Note: These variance requests were approved on September 8, 2008 under case # C15-2008-0118, which has expired.

**E-11 C15-2010-0156 Douglas Plummer
301 East 35th Street**

The applicant has requested a variance to decrease the minimum lot width requirement of Ordinance #040826-58 Part 6 (5) (a) from 50 feet in width to 48 feet in width in order to move a structure onto the lot for a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 12.9 feet in order to move a structure onto the lot for a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Susan Walker at Watershed Protection and Development Review Department, at 974-2202 or Diana Ramirez at Watershed Protection and Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.